

M

ORDINANCE NO. O2016-11

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Parcels D18=030 and D18=032
M & E Corporation of Central Florida
(O'Dell North/Oxford Pointe)
13.514 Acres +/-

LEGAL DESCRIPTION:

Parcel D18=030

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING THE NORTH 165 FEET OF THE WEST 375, LESS THE WEST 187.75 FEET THEREOF AND LESS THAT PORTION DEEDED TO SUMTER COUNTY FOR RIGHT-OF-WAY OF COUNTY ROAD NO. 466.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN S 00°02'20" W FOR A DISTANCE OF 164.60 FEET; THENCE S 89°45'10" E FOR A DISTANCE OF 187.75 FEET TO A POINT OF BEGINNING; THENCE N 00°02'17" E FOR A DISTANCE OF 138.84 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD No. 466, THENCE ALONG SAID RIGHT-OF-WAY S 89°49'18" E FOR A DISTANCE OF 187.47 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY S 00°20'27" W FOR A DISTANCE OF 137.57 FEET; THENCE S 89°45'10" W FOR A DISTANCE OF 186.74 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS 0.594 ACRES MORE OR LESS.

D18=030 is to be reclassified from County "CL: Light Commercial" to City "C-3: General Commercial - Highway."

Parcel D18=032

A PORTION OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF THE NE 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN N 89°40'47" W FOR A DISTANCE OF 129.70 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY No. 301, A RIGHT-OF-WAY THAT VARIES, ALSO BEING A POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY S 01°14'21" E FOR A DISTANCE OF 165.02 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY N 89°44'57" W FOR A DISTANCE OF 538.73 FEET; THENCE N 00°02'45" E FOR A DISTANCE OF 1329.67 FEET, THENCE S 89°36'50" E FOR A DISTANCE OF 94.44 FEET; THENCE S 00°06'29" W FOR A DISTANCE OF 209.16 FEET; THENCE S 89°48'22" E FOR A DISTANCE OF 407.76 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY U.S. HIGHWAY No. 301, A RIGHT-OF-WAY THAT VARIES, SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHEASTERLY AND TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°10'54", A RADIUS OF 2,348.79 FEET, A CHORD BEARING OF S 02°38'53" E, A CHORD DISTANCE OF 89.43 FEET, THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY FOR A DISTANCE OF 89.43 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY S 03°44'59" E FOR A DISTANCE OF 573.96 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY N 89°44'49" W FOR A DISTANCE OF 173.50 FEET; THENCE S 00°02'10" W FOR A DISTANCE OF 294.00 FEET; THENCE S 89°47'54" E FOR A DISTANCE OF 164.30 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS 12.920 ACRES MORE OR LESS..

This portion of D18=032 is to be reclassified from City "Neighborhood Mixed Use-7" to City "C-3: General Commercial - Highway," consistent with the balance of acreage of D18=032.

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the City Commission of Wildwood, Florida, as follows:

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

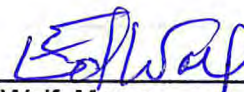
SECTION 4. This Ordinance shall take effect upon its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this 28 day of March, 2016, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

Inst:201660011635 Date:4/27/2016 Time:4:23 PM
DC,Gloria R. Hayward,Sumter County Page 2 of 4 B:3093 P:212



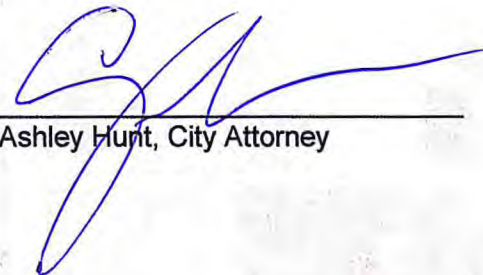

Ed Wolf, Mayor

ATTEST: 
Cassandra Lippincott, City Clerk

First Reading: 2/22/16

Second Reading: 3/28/16

Approved as to form:


Ashley Hunt, City Attorney

Inst:201660011635 Date:4/27/2016 Time:4:23 PM
DC,Gloria R. Hayward,Sumter County Page 3 of 4 B:3093 P:213

I:\Terr\GIS\Maps\Existing & Proposed Zoning\Proposed Zoning - Oxford Pointe.mxd - 1/29/2016 2:16:13 PM - toneel

